

**GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT**

Housing Department – Sanction of 7,00,000 houses for Rural and Urban areas under Rachabanda Programme in the State for the year 2012-13 – Orders – Issued.

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**HOUSING (RH.A1) DEPARTMENT**

**G.O.Ms.No. 44**

**Dt.28.11.2012.**

**Read the following:-**

1. Govt. Cir. Memo No. 664/RH.A1/2011.1 dt 31.3.2011.
2. G.O.Ms.No.33, Housing (RH.A1) Dept., dt.18.10.2011.
3. From the M.D., APSHCL, Lr.No.3582/DEE Co.ordn./Rachabanda/2012-13/Gen./2012, dt.09.4.2012, 27.6.2012 & 9.11.2012.

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**ORDER:**

Government in Circular Memo 1<sup>st</sup> read above, issued instructions to the District Collectors in the State except Hyderabad to constitute multi-disciplinary teams consisting of Tahsildar, MPDO and Assistant Engineer (Housing) at Mandal level for verification of the applications received during Rachabanda programme and confirming the eligibility of the applicants as per the eligibility criteria and procedures mentioned in the Annexures I and II of the said circular.

2. In the reference 2<sup>nd</sup> read above, the Managing Director, A.P. State Housing Corporation Limited, reported that based on the enquiry by the District level Multidisciplinary teams, the District Collectors have registered the eligible beneficiaries in the data base. Total number of eligible applications entered is 14.73 lakhs under Rachabanda-I. Further, under Rachabanda II (Nov 2011), as per reports from districts till now, 19.79 lakh applications have been received and the verification of eligibility of applications by the multi disciplinary teams is in progress. The approximate number of eligible applicants would be around 12.00 lakhs. With this, a total number of 26.73 lakh (14.73+12.00) applicants may become eligible for sanction under Rachabanda. Government already sanctioned 6.00 lakhs houses under Rachabanda 2011-12 vide G.O. 2<sup>nd</sup> read above.

3. The Managing Director, A.P. State Housing Corporation Limited, has proposed for sanction 7,00,000 houses both for Rural and Urban areas (i.e. 5,25,000 houses for Rural and 1,75,000 houses for Urban), with a unit cost of RPH house i.e., Rs.45,000/- and UPH i.e., Rs.55,000/- under Rachabanda Programme in the State for the year 2012-13 and furnished eligibility criteria and guidelines for sanction of houses.

4. Government, after careful consideration of the circumstances stated by the Managing Director, AP State Housing Corporation Limited, Hyderabad in his letters read above, hereby accord sanction for construction of 7,00,000 houses for Rural and Urban areas (i.e., 75% for rural and 25% for urban) against the applications received during the Rachabanda programme, found eligible and registered on line. The allocation of these houses will be @ 2000 per each Constituency, i.e., total 5,32,000 houses for 266 Constituencies, which are either rural or mixed (28 Assembly Constituencies covered under Corporation areas of GHMC, GVMC, VMC are not included as they are covered under JNNURM & RAY) and 1,68,000 number of houses will be allocated under State Reserve Quota (SRQ). The unit cost would be Rs.45,000/- for RPH house (i.e. Rs.13,200/- Govt. Subsidy, Rs.31,300/- Loan Component and Rs.500/- Beneficiary Contribution) for Rural areas and Rs.55,000/- for UPH house (i.e. Rs.6,000/- Govt. Subsidy, Rs.47,000/- Loan Component and

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Rs.2,000/- Beneficiary Contribution) for Urban areas under Rachabanda. Out of 7,00,000 houses, 3,54,900 houses (i.e. 3,15,000 houses in Rural and 39,900 houses in Urban) would be reserved for SC / ST beneficiaries for whom, additional loan of Rs.20,000/- and Rs.30,000/- is sanctioned in Rural and Urban areas, respectively, over and above the unit cost mentioned above. Besides, 15% is reserved for Minorities. Thus, the total project cost is Rs.4074.70 Crores. The detailed financial pattern is as follows :

(Rupees in Crores)							
Sl. No	Category	Unit cost	Number of houses	Project cost (Rs.)	Govt Subsidy (Rs.)	Govt.Loan Component (Rs.)	Beneficiary Contribution (Rs.)
		(Rs)	(Units)	(Rs in Crores)			
<b>I</b>	<b>As per unit cost</b>						
1	RPH	45,000/-	525000	2362.50	693.00	1643.25	26.25
2	UPH	55,000/-	175000	962.50	105.00	822.50	35.00
<b>Total:</b>			<b>700000</b>	<b>3325.00</b>	<b>798.00</b>	<b>2465.75</b>	<b>61.25</b>
<b>II. Additional Loan for SC/STs</b>							
1	RPH	20000/-	315000	630.00	0.00	630.00	0.00
2	UPH	30000/-	39900	119.70	0.00	119.70	0.00
<b>Sub total</b>			<b>354900</b>	<b>749.70</b>	<b>0.00</b>	<b>749.70</b>	<b>0.00</b>
<b>III. Total Outlay</b>							
1	RPH		525000	2992.50	693.00	2273.25	26.25
2	UPH		175000	1082.20	105.00	942.20	35.00
<b>Total Out lay</b>			<b>700000</b>	<b>4074.70</b>	<b>798.00</b>	<b>3215.45</b>	<b>61.25</b>

5. The Commissioner, Weaker Section Housing Programme is requested to approach the Government for release of amount from the Budget provision, as and when required on the basis of progress of construction of houses.

6. The eligibility criteria and guidelines for sanction of the houses sanctioned in para (4) above, are in the Annexure-I to this order. The district wise allocation of houses both for Rural and Urban and for SC / ST / Minorities and Others, both Rural and Urban is as shown in the Annexure-II to this order.

7. The District Collectors / Executive Directors (H), APSHCL, shall sanction houses with the approval of the District Incharge Minister. The sanctions under State Reserve Quota will be given by the Hon'ble Chief Minister.

8. The Managing Director, AP State Housing Corporation Limited, District Collectors/Executive Directors, APSHCL shall take necessary further action accordingly.

9. This order, issued with the concurrence of Finance ( Expr. Housing) Department vide their U.O.No.30644/87/Exp.Hsg/2012, Dated: 28.11.2012.

( BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**R.KARIKAL VALAVEN**  
**SECRETARY TO GOVERNMENT**

To  
The Commissioner, Weaker Sections Housing Programme, Hyderabad.  
The Managing Director, A.P.State Housing Corporation Ltd., Hyderabad.  
All the District Collectors/Executive Directors, A.P.State Housing Corpn. in the State.

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**Copy to:**

The Accountant General, (Audit-I), Andhra Pradesh, Hyderabad

The Accountant General, (Audit-II), Andhra Pradesh, Hyderabad

The pay and Accounts Officer, Hyderabad

The Director of Treasuries and Accounts, Hyderabad

The Commissioner, Information & Public Relations, Hyderabad.

The P R & R D (RWS) Dept, Hyderabad.

The Finance ( Expr.Hsg. ) Department

The Finance (W&M) Department / The Finance (BG.II) Department

The Addl. Secretary to CM / The OSD to M (Housing).

The Housing (U&IAY) Department.

SC/ST

**//FORWARDED :: BY ORDER//**

**SECTION OFFICER**

**ANNEXURE – I**

**(G.O.Ms.No. 44 , Housing (RH.A1) Department, dt: 28.11.2012)**

- (i) Beneficiary must be eligible as per INDIRAMMA guidelines.
- (ii) The applicant should have a valid White Ration Card and the ration card shall be in her / her spouse name/his name (in case of unmarried/ widower / physically handicapped).
- (iii) No one in the family should have been sanctioned a house earlier in the family of the person under any housing scheme.
- (iv) Only one pucca house per family shall be considered.
- (v) The house in which family is living presently shall be Semi-Permanent house or a hut.
- (vi) The applicant shall possess sufficient site for construction of house or shall request for new house site patta / possession certificate.
- (vii) The District Collector should take into account the total number of houses sanctioned prior to INDIRAMMA, under INDIRAMMA Phase-I, Phase-II and Phase-III and the subsequent housing schemes in the Gram Panchayat / Village to arrive at the correct housing gap for pucca houses in the Gram Panchayat / Village and identify the eligible beneficiaries. Families who are already provided with House Sites and not sanctioned houses be considered first.
- (viii) The District Collector be the authority to sanction the houses by issuing individual sanction proceedings as was done earlier
- (ix) The Collectors should ensure the beneficiary proposed for sanction has been found eligible as per the eligibility and procedure mentioned in Government Circular Memo No:664/RH.A1/2011-1, dt:31.3.2011.
- (x) The beneficiaries must be selected by District Collectors only from out of the list / beneficiary data entered against “Rachabanda applications” in the housing web site, after verification of the applications received during Rachabanda I & II.
- (xi) While issuing sanctions, the District Collectors shall ensure that there is maximum coverage of SC/STs, Minorities. However, under no circumstances the district allocation can be less than the mandated allocation.
- (xii) The District Collector should give priority for sanctioning houses in clusters and in such a manner to reach hut-free status in the Gram Panchayat / Village. In case, for any reason some huts/semi permanent houses are being left out, the Collector should prepare a separate list of such left out people so as to achieve hut-free status of the Gram Panchayat. Similar exercise will be done for Municipalities also by the District Collector.
- (xiii) Wherever the beneficiaries fall under Category-II, the District Collector shall take necessary action through the Revenue Department for issue of pattas / possession certificate, wherever eligible duly following relevant Government orders, rules and guidelines.

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- (xiv) Wherever the beneficiaries fall under Category-III, the District Collector shall take necessary action, in consultation with Social Welfare Department, for acquisition of land and making the land available to the Housing Department with suitable development, including land leveling etc. so that the site is suitable for construction of houses.
- (xv) Whenever the Collectors are sanctioning the houses, the Collectors shall get it ensured through the PD (Housing), the District Supply Officer and the Tahsildar concerned that the beneficiary is eligible BPL beneficiary for the housing programme having a valid ration card and patta/possession certificate.
- (xvi) Immediately, after sanctions, the Collectors would also ensure that the PD(Housing) take necessary action for completing the online registration in 39 column format in full shape along with details of individual bank account of the beneficiary.
- (xvii) As and when the beneficiary details are confirmed, beneficiary ID will be generated so that further action can be taken up for grounding of the houses and release of stage wise payments to the individual accounts of the beneficiaries.
- (xviii) For grounding, measurement, check measurement, payment, the instructions and guidelines issued under INDIRAMMA housing programme as applicable as on date shall be scrupulously followed.
- (xix) While sanctioning it must be ensured that 2000 houses per Constituency should be maintained. The stipulated percentage of allocation of houses for SCs/STs/Minorities and rural-urban criterion need to be maintained at constituency level and wherever it is not possible, the ratio should be maintained at least at the District Level in consultation with the District-in-Charge Minister concerned.
- (xx) Instructions issued in Circular Memo No.2964/RH.A1/2011-2, dt.1.11.2011 be followed in maintaining the required caste wise breakup.

**R.KARIKAL VALAVEN**  
**SECRETARY TO GOVERNMENT**

ANNEXURE-II																
(G.O.Ms.No. , Housing (RH.A1) Department, Dt. 28.11.2012)																
Rachabanda Programme - District wise and constituency wise Distribution of houses in Rural and Urban areas (2012-13)																
SI No	District	Pure Rural	Pure Urban (excl. constituencies moved to GMCs)	Mixed Constituencies	Total Constituencies	Total No of Houses			Minimum number of houses under each category under RPH				Number of houses under each category under UPH			
						Rural	Urban	Total	SC/STs (60%)	Minorities 15%	Balance for all castes	Total	SCs (16.2%)	STs (6.6%)	Balance for all castes	Total
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
1	Srikakulam	5	0	5	10	15000	5000	20000	9000	2250	3750	15000	810	330	3860	5000
2	Vizianagaram	5	0	4	9	13500	4500	18000	8100	2025	3375	13500	729	297	3474	4500
3	Visakhapatnam	7	0	3	10	15000	5000	20000	9000	2250	3750	15000	810	330	3860	5000
4	East Godavari	9	2	8	19	28500	9500	38000	17100	4275	7125	28500	1539	627	7334	9500
5	West Godavari	7	0	8	15	22500	7500	30000	13500	3375	5625	22500	1215	495	5790	7500
6	Krishna	8	0	5	13	19500	6500	26000	11700	2925	4875	19500	1053	429	5018	6500
7	Guntur	4	2	11	17	25500	8500	34000	15300	3825	6375	25500	1377	561	6562	8500
8	Prakasam	8	0	4	12	18000	6000	24000	10800	2700	4500	18000	972	396	4632	6000
9	Nellore	5	1	4	10	15000	5000	20000	9000	2250	3750	15000	810	330	3860	5000
10	Chittoor	7	0	7	14	21000	7000	28000	12600	3150	5250	21000	1134	462	5404	7000
11	Kadapa	3	1	6	10	15000	5000	20000	9000	2250	3750	15000	810	330	3860	5000
12	Anantapur	7	1	6	14	21000	7000	28000	12600	3150	5250	21000	1134	462	5404	7000
13	Kurnool	8	1	5	14	21000	7000	28000	12600	3150	5250	21000	1134	462	5404	7000
14	Mahaboobnagar	10	0	4	14	21000	7000	28000	12600	3150	5250	21000	1134	462	5404	7000
15	Ranga Reddy	5	0	4	9	13500	4500	18000	8100	2025	3375	13500	729	297	3474	4500
16	Medak	5	0	5	10	15000	5000	20000	9000	2250	3750	15000	810	330	3860	5000
17	Nizamabad	5	1	3	9	13500	4500	18000	8100	2025	3375	13500	729	297	3474	4500
18	Adilabad	3	0	7	10	15000	5000	20000	9000	2250	3750	15000	810	330	3860	5000
19	Karimnagar	8	0	5	13	19500	6500	26000	11700	2925	4875	19500	1053	429	5018	6500
20	Warangal	9	0	3	12	18000	6000	24000	10800	2700	4500	18000	972	396	4632	6000
21	Khammam	5	1	4	10	15000	5000	20000	9000	2250	3750	15000	810	330	3860	5000
22	Nalgonda	8	0	4	12	18000	6000	24000	10800	2700	4500	18000	972	396	4632	6000
	<b>Total:</b>	<b>141</b>	<b>10</b>	<b>115</b>	<b>266</b>	<b>399000</b>	<b>133000</b>	<b>532000</b>	<b>239400</b>	<b>59850</b>	<b>99750</b>	<b>399000</b>	<b>21546</b>	<b>8778</b>	<b>102676</b>	<b>133000</b>
	SRQ					126000	42000	168000	75600	18900	31500	126000	6804	2772	32424	42000
	<b>Grand Total:</b>					<b>525000</b>	<b>175000</b>	<b>700000</b>	<b>315000</b>	<b>78750</b>	<b>131250</b>	<b>525000</b>	<b>28350</b>	<b>11550</b>	<b>135100</b>	<b>175000</b>

28 Assembly Constituencies covered under Corporation areas of GHMC , GVMC, VMC are not included as they are covered under JNNURM.

R. KARIKAL VALAVEN,  
SECRETARY TO GOVERNMENT